



Deval L. Patrick  
Governor

# *The Commonwealth of Massachusetts*

## *Department of Public Safety*

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Andrea J. Cabral  
Secretary

Thomas G. Gatzunis, P.E.  
Commissioner

### Minutes

#### **Board of Elevator Regulations**

**One Ashburton Place, 21<sup>st</sup> Floor, Boston, MA 02108**

**March 25, 2014, 1:00 p.m.**

1. Board Members Present:

Walter Zalenski, Chair  
Thomas Riley, Member  
Cheri Davis, Member  
Harold McGonagle, Member  
David Gaudet, Member  
John O'Donoghue, Member  
David Morgan, Member

Board Members Not Present:

Michael Nicoloro, Member

Guests Present:

Oliver Radford, Perry and Radford Architects  
Kevin Murphy, Lesley University  
Douglas Carr, City of Medford  
Fabrizio Caruso, CDR Maguire, Inc.  
Mark Rumley, City of Medford  
Gregory Geyer, Northeastern University  
Richard Faille, Delta Beckwith  
Dyan Leonard, 1139 Commonwealth LLC  
Eugene Leonard, 1139 Commonwealth LLC  
Ted Makowski, Residential Elevator and Lift  
Donald Gillis, Harvard Medical School  
Gregg Laufersweiler, Stanley Elevator Co.  
Alexis Kobey, DPS

2. The minutes from a previous meeting on March 4, 2014, were reviewed by members present; **motion to approve these minutes by David Gaudet, seconded by Cheri Davis. Motion passed by a vote of 7-0.**
3. The minutes from the last meeting on March 18, 2014, were reviewed by members present; **motion to approve these minutes by Cheri Davis, seconded by John O'Donoghue passed by a vote of 7-0.**

4. **Presentations:**

Presentation scheduled to be heard by the board regarding support rod failures was postponed due to illness. It will be heard at the next meeting on April 1, 2014.

5. **The Board heard the following Petitions\:**

a. **Grove Street - Medford**

**524 CMR 35.00 part XX Section 2000.7A**

**Owner: City of Medford, 85 George P Hasset Drive, Medford, Ma**

**Petitioner: Fabrizio Caruso, 211 Congress Street, Boston, Ma**

The petitioner is seeking a variance to make the building fully accessible by installing a wheelchair lift. The petitioner is requesting that the doors not be rated and that the hoist way walls on the second floor stop at 42" above finish floor. Motion made by David Gaudet to grant the variance of allowing a 42" railing to be installed in lieu of full height hoist way.

Motioned by: David Gaudet

Seconded by: Tom Riley

Vote: **4-3, variance granted.**

b. **370 Common Street, Dedham, Ma**

**524 CMR 32.08**

**Owner: Greg Geyer, Northeastern University, 288 St. Botolph Street, Boston, MA**

**Petitioner: Richard C. Faille, 115 Shawmut Road, Canton, Ma**

The petitioner is seeking a variance regarding the open shaft of the wheelchair lift in their facility. Motion by Cheri Davis to place on hold for fourteen days in order to speak with the inspector in order to give more information on the work order.

Motioned by: Cheri Davis

Seconded by: Tom Riley

Vote: **7-0, on hold for fourteen days.**

c. **1139 Commonwealth Avenue, Allston, Ma**

**Elev. 2 (1950)**

**Owner: 1139 Commonwealth Avenue LLC, Dyan Leonard, 61 Myopia Road, Winchester, Ma**

**Petitioner: Dyan Leonard, 61 Myopia Road, Winchester, Ma**

The petitioner is seeking relief from an inspectors report regarding their elevator. The car meets Elev. 2 (1950) code. The order is abated.

Motioned by: Cheri Davis

Seconded by: Harold McGonagle

Vote: **5-2, order is abated.**

**d. 2103 Washington Street, Hanover**  
**524 CMR 32.05**

**Owner: KT Associates LLC, 14 Howard Street, Rockland, Ma**

**Petitioner: Ted Makowski, 1359 Broadway, Hanover, Ma**

The petitioner is seeking a variance to allow a 6' overhead in lieu of the required 7' overhead in the machine room. The existing lift was deemed unsafe by the town and the owners wish to install a new lift. Modifying the site is unreasonable under the circumstances of the property. Motion put forward by David Gaudet to allow the 6' overhead instead of the 7' overhead.

Motioned by: David Gaudet

Seconded by: Tom Riley

Vote: **7-0, variance granted**

**e. 180 Longwood Avenue, Boston, Ma**  
**ASME A.17.1-2004.2.14.7.2.2**

**Owner: Harvard Medical School, 180 Longwood Avenue, Suite 015, Boston, Ma**

**Petitioner: Gregg M. Lauferswiler Sr., Stanley Elevator Company**

The petitioner is seeking a variance to allow the installation of motion and infrared sensors in the elevators that would turn on the lights. Motion made by Harold McGonagle to allow for a prototype installation to be reviewed by the Board members before the variance is granted.

Motioned by: Harold McGonagle

Seconded by: John O'Donoghue

Vote: **7-0, petition put on hold pending site visit**

**f. 68 Oxford Street, Cambridge, Ma**  
**ASME 17.1-2004.5.2.1.16.5**

**Owner: Lesley University, 29 Everett Street, Cambridge, Ma**

**Petitioner: Kevin Murphy, Director of Facilities and Operations, Lesley University**

The petitioner is seeking a variance to allow the travel of a LU/LA lift to 29' 2" rather than the maximum high allowed at 25' per the code. The lift will meet all AAB requirements. Motion made by Harold McGonagle to allow for the extra travel height.

Motioned by: Harold McGonagle

Seconded by: John O'Donoghue

Vote: **7-0, variance granted**

A motion was put forth to adjourn the meeting by Harry McGonagle, seconded by John O'Donoghue, all in favor. Meeting adjourned at 3:02 pm.

**Exhibit List:**

Exhibit 1: Minutes from March 18, 2014

Exhibit 2: Minutes from March 25, 2014

Exhibit 3: Presentation packet for supporting rod failures

Exhibit 4: Petition packet from Grove Street, Medford

Exhibit 5: Petition packet from 370 Common Street, Dedham - 73-W-45, 73-W-75

Exhibit 6: Petition packet from 1139 Commonwealth Avenue, Allston – 1-P-2808

Exhibit 7: Petition packet from 2103 Washington Street, Hanover

Exhibit 8: Petition packet from 180 Longwood Avenue, Boston

Exhibit 9: Petition packet from 68 Oxford Street, Cambridge

Prepared by: Alexis Kobey